

WHOA Board Meeting
Thursday, August 10, 2017
6:30pm-7:53pm
Richard Byrd Library

Present: Ken Klimpl, President; Andy Izaguirre, Treasurer; Judy Perry, Secretary; Sarah Mishan, Member at large; Carrie Wakefield/Irina Gheorghe, GatesHudson Community Management; Vice President—vacant.

Meeting called to order at 6:30pm. There were 3 homeowners present.

Homeowners Forum

Homeowner inquiry: How's the parking enforcement working? Rotating vehicles is still a concern.

Response: The Board has consulted with the attorney to formally define "resident" (and by default "visitor") in order to provide clarifying language to accompany the Parking Resolution in hopes of limiting the practice of residents rotating vehicles in visitor spaces. Extensive discussion ensued.

Andy moved to approve July 2017 minutes as written; Sarah seconded. Minutes approved as written.

President

Parking: Ken consulted with the attorney regarding enforcement options to prevent residents from circumventing the new parking resolution by routinely rotating their personal vehicles displaying visitor hangtags in visitor parking spaces. After extensive discussion the following wording was agreed upon: A Resident of the Westhaven Home Owners Association is defined as: (a) in an owner-occupied home, the owner who occupies the home as his/her residence or a member of the owner's family who occupies the home as his/her residence; (b) in a rented home, someone who is authorized in a written lease to occupy the home; or (c) anyone who receives his/her mail from the United States Postal Service at the address of the home or has a vehicle registered to the address of the home. A Visitor is any person who does not qualify as a Resident. Andy moved to accept the wording; Sarah seconded; approved as stated. GHA will issue a letter to all units amending the parking resolution along with specifying deck color and material options and the coming change to the trash/recycling contract. Dominion Towing will target habitual abusers based on complaints from residents (vehicles must be specifically identified).

Vice President (vacant)

Treasurer

Confirmed all invoices presented correspond to ledger.

Sam confirmed via email that the GEICO insurance company mailed the check (\$1,654) for reimbursement for fence repairs after the vehicle accident in July 2016 on July 25th. Check #190236383 received August 11th.

Architectural Committee

Architectural changes to the exterior of units must be submitted to ensure the change is duly noted in the property record. Changes that comply with requirements will be automatically approved but still need to be noted in the property record.

Management Report

Carrie introduced Irina Gheorghe (igheorghe@ghacm.com) as our new GHA representative. Welcome Irina. Thanks and best wishes to Carrie as she assumes additional responsibilities within GHA.

VA Department of Transportation has assigned a work order number (735500) for the requested repairs to the damaged concrete curbing near the east entrance. The immediate area has been cleaned up. No update on repair.

VA Department of Transportation has assigned a work order number (742923) for the gutter drain safety concern at 6504 Castine Lane. After inspection VDOT agreed the area posed a significant safety concern which needed to be remedied. Homeowner informed Carrie that someone has been in the area to survey the site. No update.

Fence repair work has been completed behind 6528 – 6530 Westmore Court. Additional sections still need to be reinforced (on both sides). Irina will contact Long Fence about the cost to reinforce the remaining sections. (Per August 15th Long Fence response additional work (reinforce remaining 6 sections of fence) is \$286.)

All previously approved tree work has been completed. Irina will ask PGI to remove the dead limbs outside the fence along Old Keene Mill Road.

Trash/Recycling Proposal: Four proposals requested, three received; American Disposal, Republic Services and Patriot Disposal. Board members will review/compare all proposals and be prepared to make a selection in September. Per unit cost range is \$12.95 to \$17.89. Collection days may change. Replacement recycle bins will be provided.

Brick wall pressure washing and tuck pointing: Proposals received from Reston Painting and Contracting and GHA Services to be reviewed in executive session. Based on cost of proposal all three phases can be completed at once (1-front including two entrance gazebos, Westhaven sign and Westmore Court garden area, four concrete benches in front park area; 2-along Old Keene Mill Road; 3-south side). The 1/3 deposit (\$4,300) has been paid to Reston Painting. All work scheduled to be completed by October 15th.

New Business:

Website/Portal Proposal: Carrie provided information on five potential service providers; Association Voice, At Home Net, BuildingLink, eNeighbors and GHAccessNow. Board members will review/compare all options and be prepared for additional discussion in September. The cost ranges vary significantly based on the available services. All options have the potential for much easier update/management. Portal options will provide increased privacy (personal login) and interactive functionality (online payment).

Pavement leveling: Project turned over to Irina for action.

Executive Session: (not required)

Meeting adjourned at 7:53pm. Next meeting will be September 14, 2017 from 6:30-8:30pm at Richard Byrd Library.